



## PROJECT SUMMARY

## UTILITY PROVIDERS

DO NOT SCALE DRAWINGS

## GENERAL CONTRACTOR NOTES





ARCHITECTURE · ENGINEERING · PLANNING  
2450 DUPONT DRIVE, IRVINE, CA 92612  
PHONE: (949) 475-1000 FAX: (949) 475-1001



Together with NEXTEL

SPRINT · NEXTEL  
310 COMMERCE, IRVINE, CA 92602  
PHONE: (714) 368-3500 FAX: (714) 368-3501

PROJECT IDENTIFICATION:

**CA-8949-A**  
**BANDY CANYON**

15738 HIGHLAND VALLEY ROAD  
ESCONDIDO, CA 92025  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

**06/08/06**

ISSUED FOR:

**ZONING**

#### APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
R.F.		
E/P		
C.P.M.		

DRAWN BY:	CHK:	APV:
HN/RS	BOK	DKD

#### ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
---	6/06/05	PRELIMINARY ZD	HN
---	07/20/05	ZD COMMENTS	RS
---	08/08/05	FINAL ZD	RS
---	11/15/05	100% ZD	JEP
Δ	06/08/06	FENCE HEIGHT INCREASE	LR

SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

**A1**

ISSUE LEVEL:

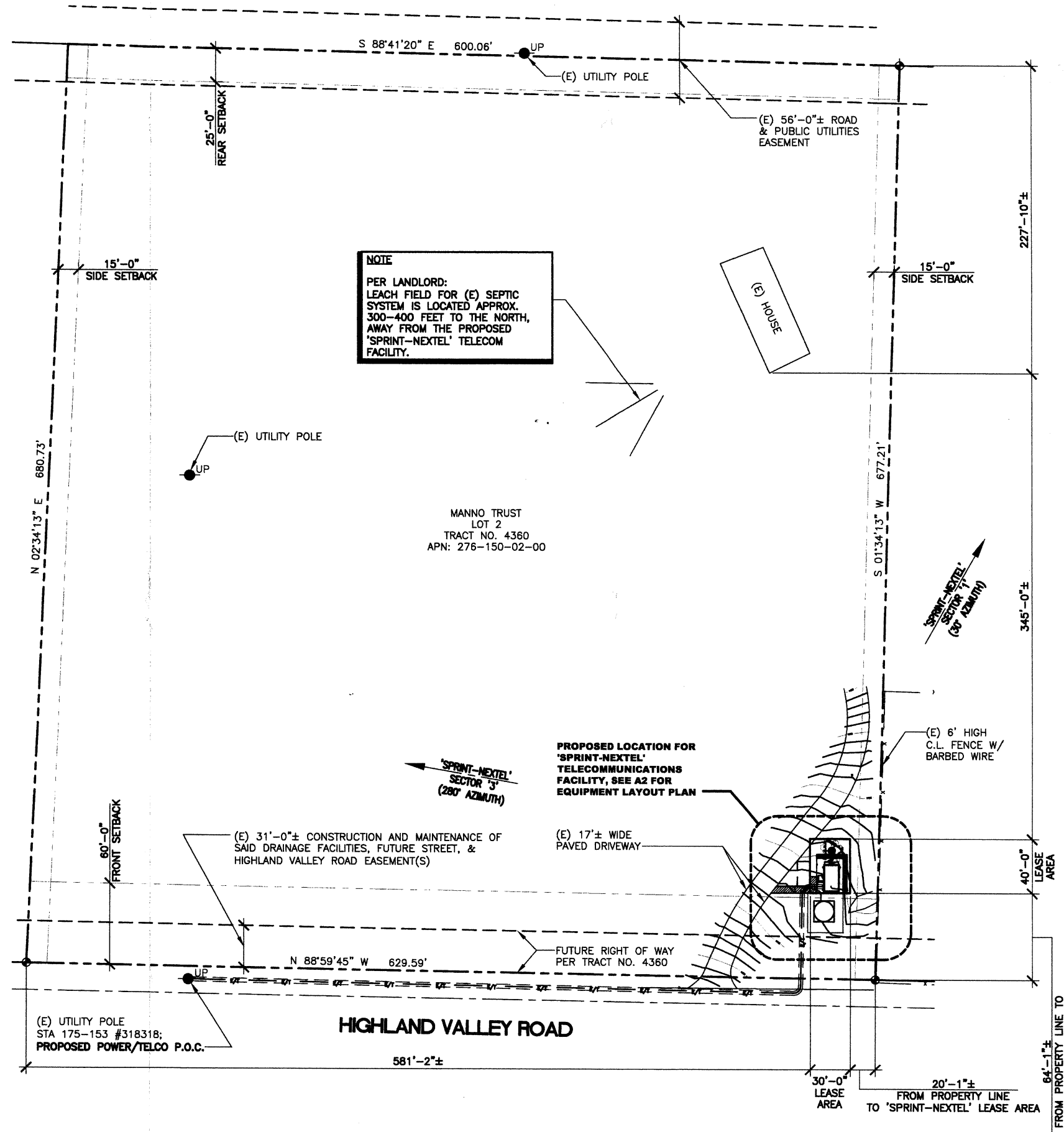
BANDY CANYON  
CA-8949-A

APN: 276-030-29-00

MANNO TRUST  
LOT 1  
TRACT NO. 4360  
APN: 276-150-01-00

MANNO TRUST  
LOT 2  
TRACT NO. 4360  
APN: 276-150-02-00

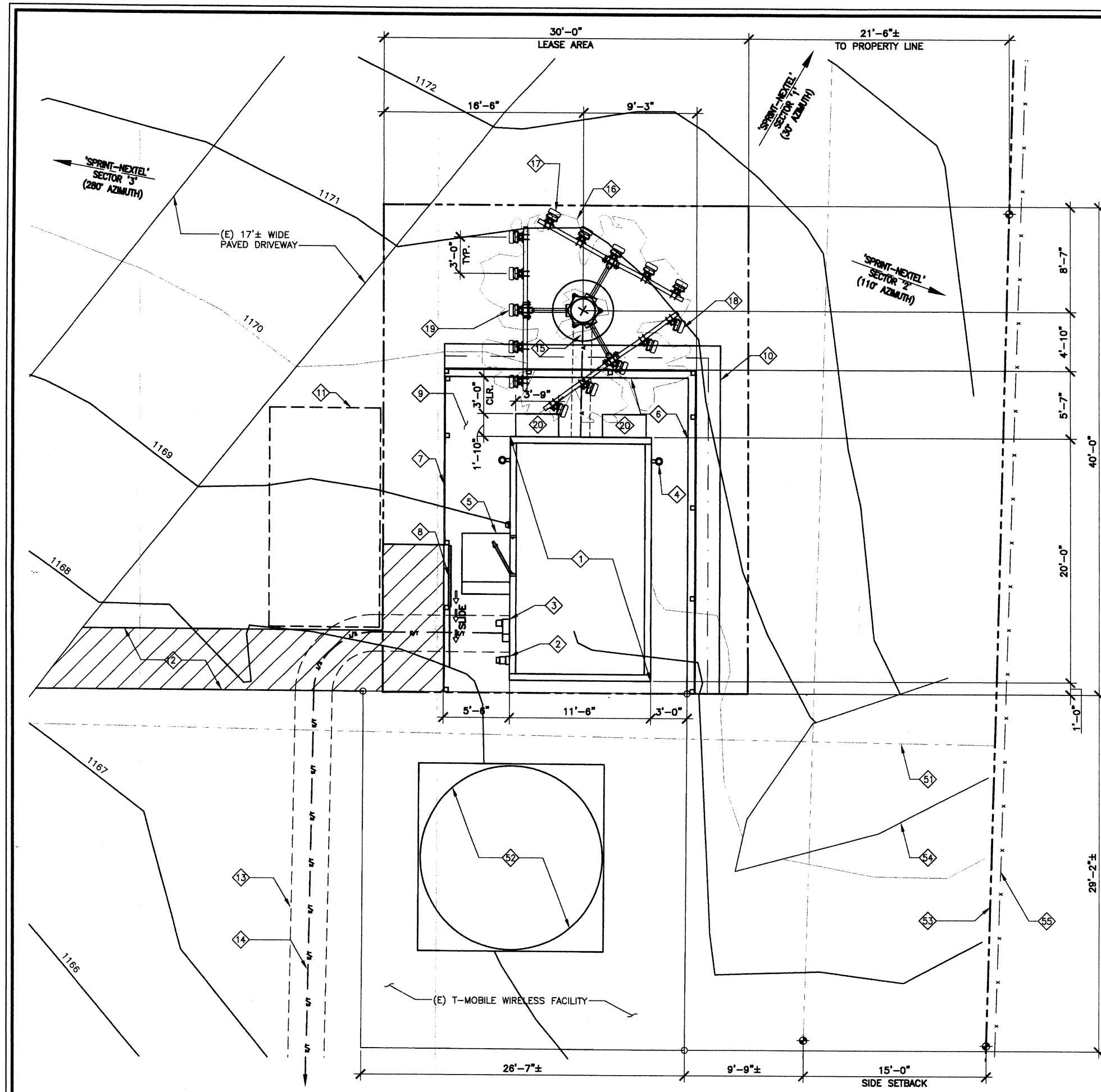
MARKLE FAMILY TRUST  
LOT 3  
TRACT NO. 4360  
APN: 276-150-03-00



**SITE PLAN**

SCALE  
1" = 40'  
0 20 40

1



# KEYNOTES

- 1 PROPOSED 'SPRINT-NEXTEL' 11'-6" X 20'-0" 'EARTHTONE' AGGREGATE EQUIPMENT SHELTER MOUNTED ON CONCRETE PAD
- 2 PROPOSED 'SPRINT-NEXTEL' EMERGENCY GENERATOR RECEPTACLE (EGR) MOUNTED ON 'EARTHTONE' AGGREGATE EQUIPMENT SHELTER AT 36" ABOVE CONCRETE PAD SURFACE
- 3 PROPOSED 'SPRINT-NEXTEL' METER/MAIN LOCATION TO BE DETERMINED & FINALIZED BY SERVICE PLANNER
- 4 PROPOSED 'SPRINT-NEXTEL' GPS ANTENNA MOUNTED TO CLEAR TOP OF 'EARTHTONE' AGGREGATE EQUIPMENT SHELTER, 2 TOTAL
- 5 PROPOSED 4' WIDE CONCRETE STOOP AND STEP, AS REQUIRED
- 6 PROPOSED 'SPRINT-NEXTEL' 7'-6" HIGH WOOD FENCE (AGL) ON TOP OF 3'-0" HIGH RETAINING WALL (AS MAY BE REQ'D), FINISHED TO MATCH (E) FENCE (NOISE CONTROL ELEMENT)
- 7 PROPOSED 'SPRINT-NEXTEL' 10'-6" HIGH WOOD FENCE (AGL) TO MATCH (E) FENCE (NOISE CONTROL ELEMENT)
- 8 PROPOSED 5'-0" WIDE SLIDING ACCESS GATE
- 9 PROPOSED 'SPRINT-NEXTEL' CONCRETE PAD
- 10 PROPOSED 'SPRINT-NEXTEL' 2' WIDE SWALE
- 11 PROPOSED LOCATION OF 'SPRINT-NEXTEL' MAINTENANCE PARKING SPACE (SHOWN HIDDEN)
- 12 PROPOSED 'SPRINT-NEXTEL' 5'-0" WIDE WALKWAY
- 13 PROPOSED 'SPRINT-NEXTEL' 5'-0" WIDE UTILITY EASEMENT
- 14 PROPOSED 'SPRINT-NEXTEL' TRENCH FOR POWER & TELCO CONDUITS (SEE A1 FOR P.O.C.)
- 15 PROPOSED 'SPRINT-NEXTEL' COAX CABLE TRENCH
- 16 PROPOSED 'SPRINT-NEXTEL' 35'-0" HIGH MONOBROADLEAF
- 17 PROPOSED 'SPRINT-NEXTEL' SECTOR '1' ANTENNAS, 30° AZIMUTH (5 ANTENNAS PER SECTOR)
- 18 PROPOSED 'SPRINT-NEXTEL' SECTOR '2' ANTENNAS, 110° AZIMUTH (5 ANTENNAS PER SECTOR)
- 19 PROPOSED 'SPRINT-NEXTEL' SECTOR '3' ANTENNAS, 280° AZIMUTH (5 ANTENNAS PER SECTOR)
- 20 PROPOSED WALL MOUNTED HVAC UNIT MARVAIR COMPACT II MODEL #AVP60ACA, 2-TOTAL OR EQUIVALENTLY SIZED UNITS WITH AN ALLOWABLE MAXIMUM A-WEIGHTED SOUND PRESSURE LEVEL RATING OF 74.9 dBA AT REFERENCE DISTANCE OF 5 FEET.
- 21 TO 50 NOT USED
- 51 60' FRONT SETBACK LINE
- 52 (E) T-MOBILE WATER TANK
- 53 (E) PROPERTY LINE
- 54 (E) ROCK
- 55 (E) 6' HIGH C.L. FENCE W/ BARBED WIRE
- 56 (E) 8'-0" HIGH WOOD FENCE

NOTE:

-WOODEN FENCING WILL ENCLOSE THE ENTIRE EQUIPMENT SHELTER. THE MINIMUM HEIGHT OF THE WOODEN FENCING IS 10'-6" HIGH RELATIVE TO THE PAD GRADE ELEVATION

-REQUIRED SOUND ATTENUATION BARRIERS SHOULD BE SOLID AND CONSTRUCTED OF MASONRY, WOOD, PLASTIC, FIBERGLASS, STEEL, OR A COMBINATION OF THESE MATERIALS, WITH NO CRACKS OR GAPS THROUGH OR BELOW THE WALL. IF WOOD IS USED, IT CAN BE TONGUE AND GROOVE AND MUST BE ONE-INCH THICK OR HAVE A MINIMUM SURFACE DENSITY OF 3 1/2 POUNDS PER SQUARE FOOT

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**BANDY CANYON**

15736 HIGHLAND VALLEY ROAD

ESCONDIDO, CA 92025

SAN DIEGO COUNTY

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11/15/06	100% ZD	JEP
06/08/06	FENCE HEIGHT INCREASE	LR

SHEET TITLE:

**EQUIPMENT LAYOUT PLAN**

SHEET NUMBER:

**A2**

ISSUE LEVEL:

BANDY CANYON  
CA-8949-A

EQUIPMENT LAYOUT PLAN

NOTE:

(E) 'T-MOBILE' WATER TANK  
NOT SHOWN FOR CLARITY

PROPOSED 'SPRINT-NEXTEL'  
SECTOR '3' PANEL ANTENNAS,  
280° AZIMUTH (5 ANTENNAS PER  
SECTOR)

PROPOSED 'SPRINT-NEXTEL'  
11'-6" X 20'-0" 'EARTHTONE'  
AGGREGATE EQUIPMENT SHELTER  
MOUNTED ON CONCRETE PAD,  
BEYOND

PROPOSED 'SPRINT-NEXTEL' GPS ANTENNA  
MOUNTED TO CLEAR TOP OF 'EARTHTONE'  
AGGREGATE EQUIPMENT SHELTER, 2 TOTAL

PROPOSED 'SPRINT-NEXTEL'  
METER/MAIN LOCATION TO BE  
DETERMINED & FINALIZED BY  
SERVICE PLANNER

(E) 8'-0" HIGH WOOD FENCE IN  
FOREGROUND

PROPOSED 'SPRINT-NEXTEL'  
SECTOR '2' PANEL ANTENNAS,  
110° AZIMUTH (5 ANTENNAS PER  
SECTOR)

PROPOSED 'SPRINT-NEXTEL'  
SECTOR '1' PANEL ANTENNAS, 30°  
AZIMUTH (5 ANTENNAS PER  
SECTOR)

PROPOSED 'SPRINT-NEXTEL'  
35'-0" HIGH MONOBROADLEAF,  
BEYOND

PROPOSED 'SPRINT-NEXTEL' EMERGENCY  
GENERATOR RECEPTACLE (EGR) MOUNTED ON  
'EARTHTONE' AGGREGATE EQUIPMENT SHELTER AT  
36" ABOVE CONCRETE PAD SURFACE

PROPOSED 'SPRINT-NEXTEL' 10'-6" HIGH  
WOOD FENCE (AGL) TO MATCH (E) FENCE  
(NOISE CONTROL ELEMENT)

PROPOSED 'SPRINT-NEXTEL' 2' WIDE SWALE

1173  
1172  
1171  
1170  
1169  
1168

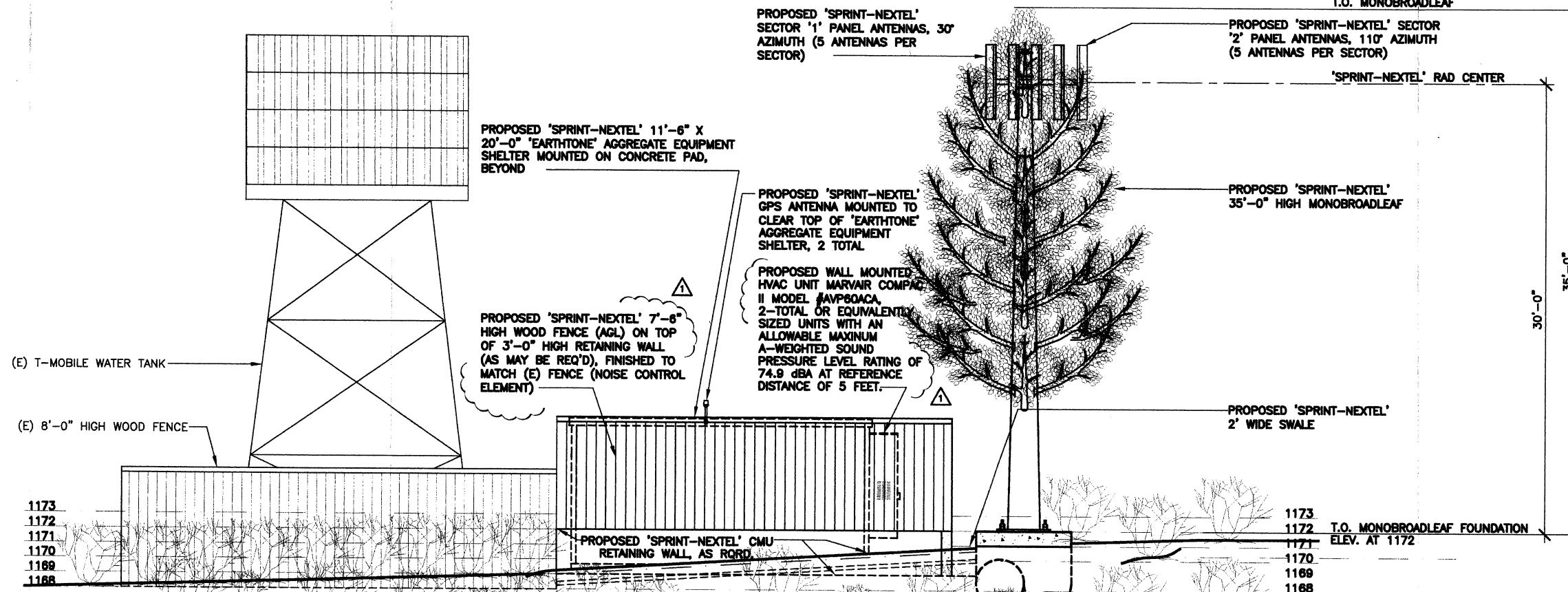
1173  
1172  
1171  
1170  
1169  
1168

T.O. MONOBROADLEAF FOUNDATION  
ELEV. AT 1172

SOUTH ELEVATION

SCALE  
1/4"=1'-0"

1



EAST ELEVATION

SCALE  
1/4"=1'-0"

2

DCI PACIFIC

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08/08/06	FENCE HEIGHT INCREASE	LR

SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:

**A3**

ISSUE LEVEL:

BANDY CANYON  
CA-8949-A



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Δ	06/08/06	FENCE HEIGHT INCREASE	LR

SHEET TITLE:

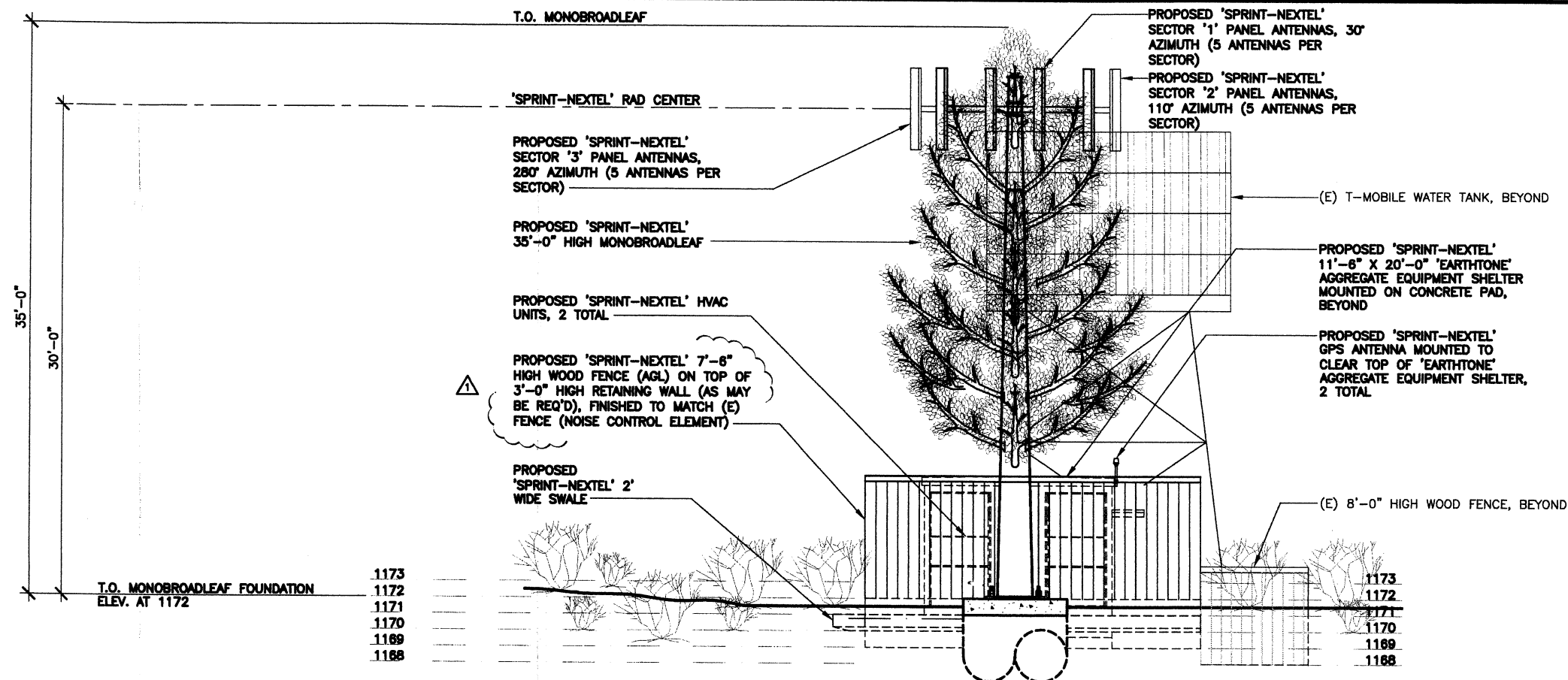
**ELEVATIONS**

SHEET NUMBER:

**A4**

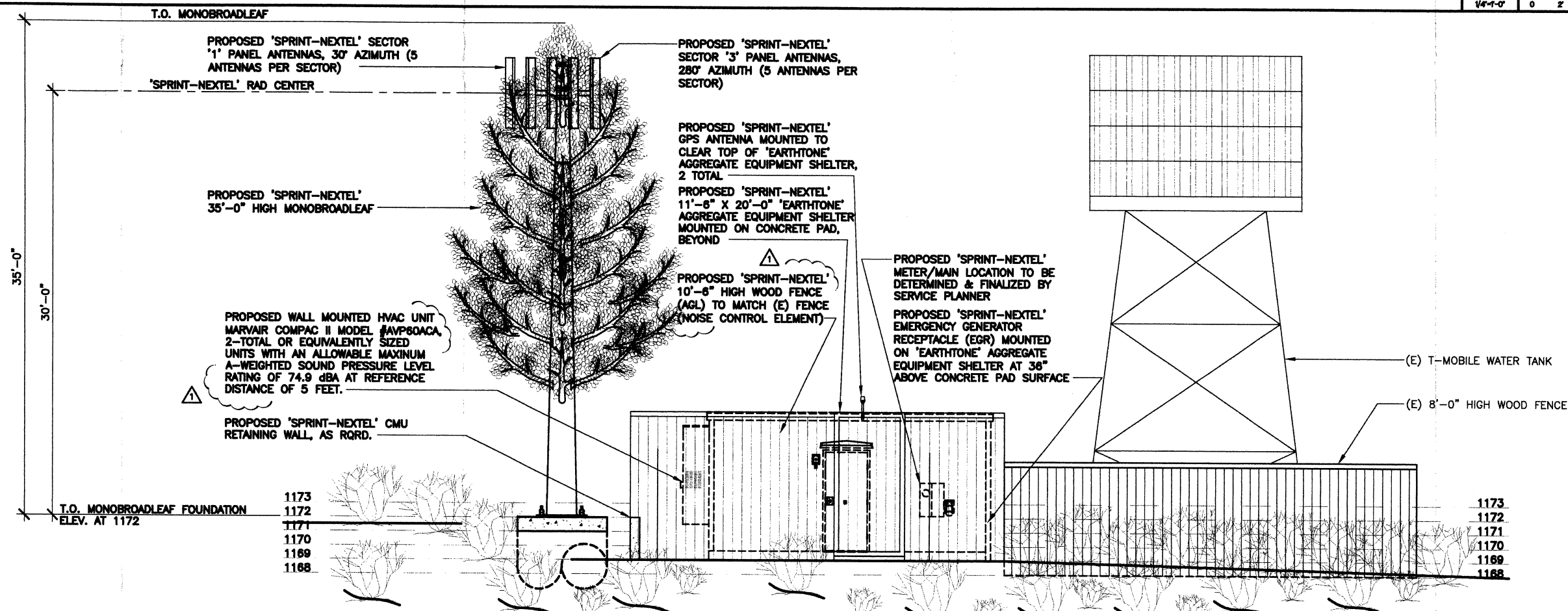
ISSUE LEVEL:

BANDY CANYON  
CA-8949-A



#### NORTH ELEVATION

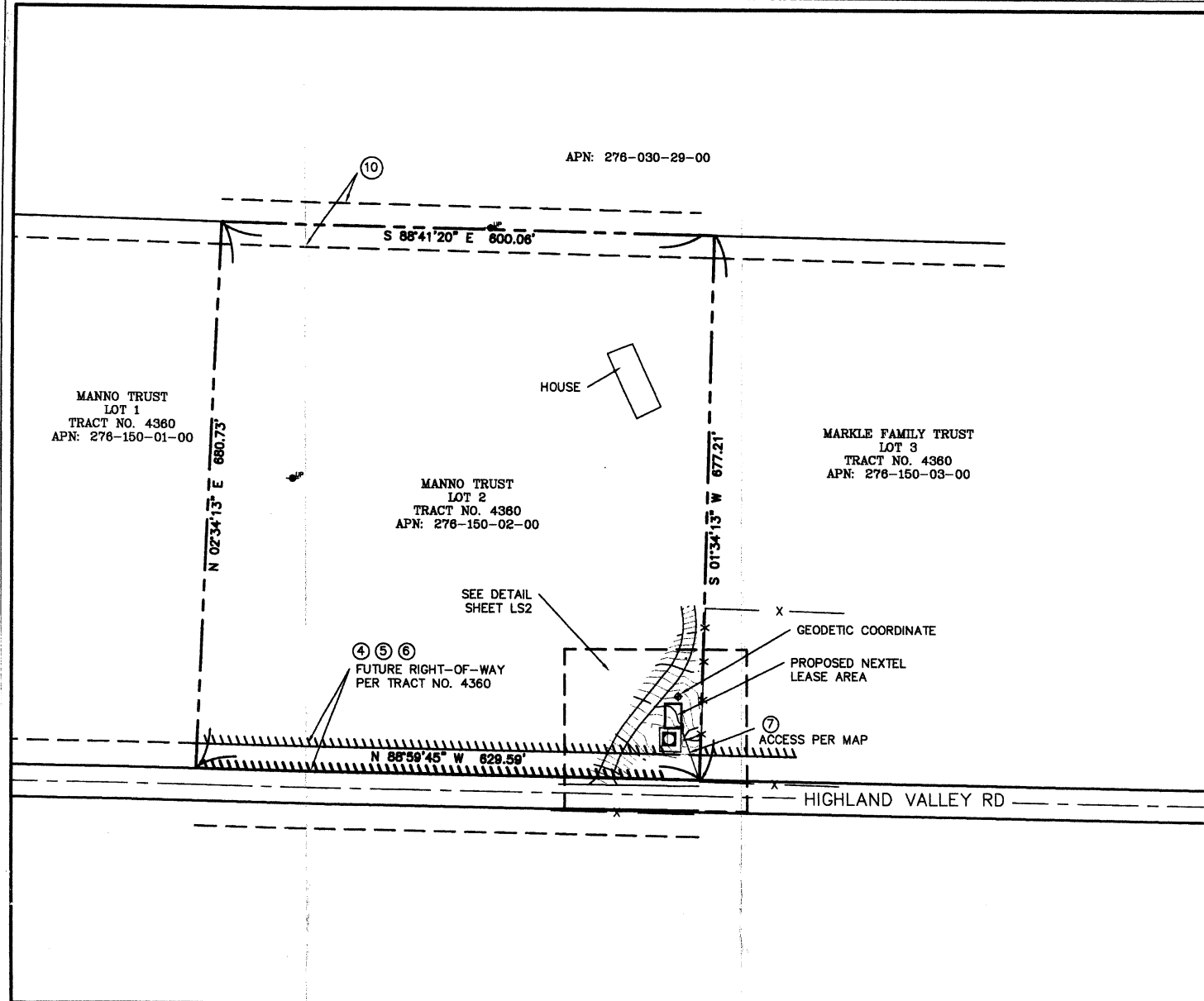
SCALE  
1/4"=1'-0" 0 2 4 1



#### WEST ELEVATION

SCALE  
1/4"=1'-0" 0 2 4 2





### OVERALL SITE PLAN

SCALE: 1"=100'

LOT 2 OF COUNTY OF SAN DIEGO TRACT NO. 4360, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11332, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 18, 1985.

### PROPERTY LEGAL DESCRIPTION

PARCEL 1: (Lease Parcel Area)

BEING A PORTION OF LOT 2 OF COUNTY OF SAN DIEGO TRACT NO. 4360, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11332, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 18, 1985, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID SOUTHERLY LINE OF SAID LOT 2 BEING SOUTH 88°59'45" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 19°35'55" WEST, A DISTANCE OF 68.66 FEET TO THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

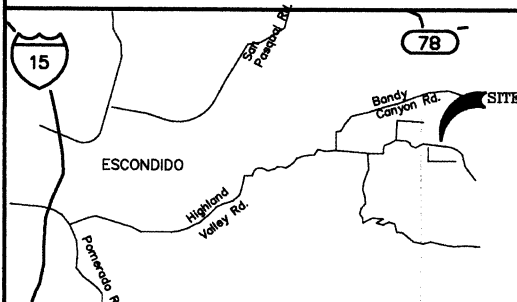
- 1) NORTH 89°52'22" WEST, A DISTANCE OF 20.67 FEET; THENCE
- 2) NORTH 00°07'38" EAST, A DISTANCE OF 30.10 FEET; THENCE
- 3) SOUTH 89°52'22" EAST, A DISTANCE OF 20.67 FEET; THENCE
- 4) SOUTH 00°07'38" WEST, A DISTANCE OF 30.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 622 SQUARE FEET, MORE OR LESS.

### LEASE AREA DESCRIPTION

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on June 6, 2005.

### GENERAL NOTES



### VICINITY MAP

SCALE: N.T.S.

### TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.9711736 PREPARED BY FIDELITY NATIONAL TITLE COMPANY AND DATED MAY 23, 2005 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #4 - Easement(s) for the purposes(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.

Purpose: Construction and maintenance of said drainage facilities (AS SHOWN HEREON)

ITEM #5 - Easement(s) for the purposes(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.

Purpose: Future Street (AS SHOWN HEREON)

ITEM #6 - Easement(s) for the purposes(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.

Purpose: Highland Valley road (AS SHOWN HEREON)

ITEM #7 - The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the map of said Tract. (AS SHOWN HEREON)

### TITLE REPORT NOTES

OWNER'S NAME: GERARDO & ROSA CORDIANO

ASSESSOR'S PARCEL NUMBER(S) 276-150-02-00

(NAD 83; Epoch 2002)

LATITUDE LONGITUDE

SECTORS: 33°04'02.72" North 116°59'18.32" West

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

### BASIS OF ELEVATIONS:

NAVD 1988  
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) PLO3, ELEVATION = 44.68' AND 2) BILL, ELEVATION = 1651.18' WITH GEOID99 CORRECTIONS APPLIED.

### SITE TEMPORARY BENCHMARK:

BENCHMARK IS A PK-NAIL/WASHER LOCATED ON THE EAST SIDE OF THE ASPHALT DRIVE. ELEVATION = 1176.09'. AS SHOWN HEREON.

### SITE DATA

### FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:

County: San Diego Effective Date: 6/19/1997

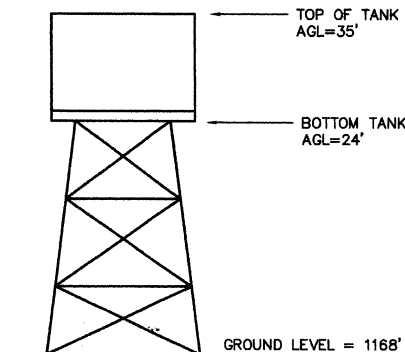
Panel: 1103 Community-Panel Number: 06073C1103 F  
The Flood Zone Designation for this site is: ZONE - X

### FEMA FLOOD ZONE INFORMATION



### ADD. LEGEND

EP	EDGE OF PAVEMENT
NG	GROUND ELEVATION
ROCK	EDGE OF ROCK
TANK	TANK RIM
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
X	FENCE LINE



### FALSE WATER TANK

### TITLE REPORT NOTES CONT.:

ITEM #8 - The rights of the public in and to that portion of the herein described property lying within those certain roads as shown by the maps of old survey no. 14 and old survey no. 95 in the office of the county surveyor of San Diego County. (DOES NOT APPEAR TO EFFECT SAID PROPERTY)

ITEM #9 - Easement(s) for the purposes(s) shown below and rights incidental thereto as granted in a document.

Granted to: Sonts & Youngberg  
Purpose: Right-Of-Way  
Recorded: April 28, 1969, Instrument No. 73398, of Official Records  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #10 - Easement(s) for the purposes(s) shown below and rights incidental thereto as granted in a document.

Granted to: Thomas Phillip Markle, et ux  
Purpose: Road and public utilities  
Recorded: October 12, 1972, Instrument No. 274375, of Official Records  
(AS SHOWN HEREON)

ITEM #11 - Easement(s) for the purposes(s) shown below and rights incidental thereto as granted in a document.

Granted to: Karl W. Kesling, et ux  
Purpose: Road  
Recorded: April 11, 1972, Instrument No. 88782, of Official Records  
(DOES NOT APPEAR TO EFFECT SAID PROPERTY)

ITEM #13 - Easement(s) for the purposes(s) shown below and rights incidental thereto as granted in a document.

Granted to: Ramona Municipal Water District  
Purpose: Public utilities  
Recorded: January 27, 1976, Instrument No. 76-024613, of Official Records  
(DOES NOT APPEAR TO EFFECT SAID PROPERTY)

ITEM #15 - Easement(s) for the purposes(s) shown below and rights incidental thereto as granted in a document.

Granted to: San Diego Gas & Electric Company  
Purpose: Public utilities  
Recorded: April 24, 1980, Instrument No. 80-139412, of Official Records  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
BOLL	BOLLARD	RD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DOOR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FENCE	FENCE	SC	SEWER CLEAN OUT
FHYD	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SPR	SPRINKLER
GV	GAS VALVE	SDM	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
HETR	HEATER	TBM	TEMPORARY BENCHMARK
INLET	INLET	TR	TITLE REPORT EXCEPTION
IRB	IRRIGATION BOX	TC	TOP OF CURB
IRV	IRRIGATION VALVE	TSB	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

### LEGEND

# NEXTEL®

NEXTEL COMMUNICATIONS  
5761 COPLEY DR, SUITE 100, SAN  
DIEGO, CA 92111  
Phone: (858) 650-4200  
Fax: (858) 650-4202

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CA 8949

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SAN DIEGO COUNTY

### CURRENT ISSUE DATE:

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### ZONING

### REV.: DATE: DESCRIPTION: BY:

1.	6/07/05	FIRST SUBMITTAL	DAF
2.	8/04/05	TITLE REVIEW	DAF

### PLANS PREPARED BY:



ARCHITECTURE - ENGINEERING - PLANNING  
2480 DUPONT DRIVE - CA 92802 949.475.1000

### CONSULTANT:

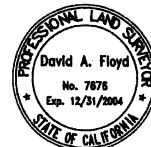


2853 WAGON WHEEL RD, NORCO, CA 92860  
OFFICE/FAX (951) 278-1371  
EMAIL: floyd\_surveying@discovery.com

### DRAWN BY: CHK.: APV.:

DAF DAF DAF

### LICENSURE:



SIGNATURE DATE

### SHEET TITLE:

### SITE SURVEY GENERAL INFORMATION

### SHEET NUMBER: REVISION:

# LS1

1 OF 2

JOB# DCI-513

# NEXTEL®

NEXTEL COMMUNICATIONS  
5761 COPLEY DR, SUITE 100, SAN  
DIEGO, CA 92111  
Phone: (858) 650-4200  
Fax: (858) 650-4202

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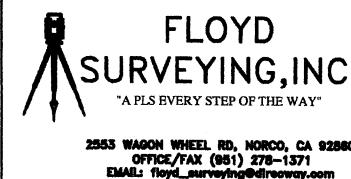
1.	6/07/05	FIRST SUBMITTAL	DAF
2.	8/04/05	TITLE REVIEW	DAF

PLANS PREPARED BY:



ARCHITECTURE - ENGINEERING - PLANNING  
2450 DUPONT DRIVE - CA 92612 949.478.1000

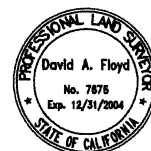
CONSULTANT:



DRAWN BY: CHK.: APV.:

DAF DAF DAF

LICENSURE:



SIGNATURE DATE

SHEET TITLE:

SITE SURVEY  
GENERAL INFORMATION

SHEET NUMBER: REVISION:

LS2

2 OF 2

JOB# DCI-513



## ADD. LEGEND

EP	EDGE OF PAVEMENT
NG	GROUND ELEVATION
ROCK	EDGE OF ROCK
TANK	TANK RIM
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
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2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on June 6, 2005.

AC	AIR CONDITIONER	PM	PARCEL MAP
BC	ASPHALT	⊙	PARKING METER
BLDG	BUILDING	⚡	POWER POLE
⊙	BOLLARD	ROS	RECORD OF SURVEY
CONCRETE		⊙	ROOF DRAIN
▲	CONTROL POINT	⚡	ROOF OUTLET
Δ	DOOR	RTOP	ROOF TOP
ELECTRIC BOX		⊙	ROOF VENT
FENCE		⊙	SANITARY SEWER MANHOLE
⚡	FIRE HYDRANT	⊙	SEWER CLEAN OUT
FOUND MONUMENT		⚡	SIGN POST
GAS METER		EL=00.0	SPOT ELEVATION
GAS VALVE		⊙	SPRINKLER
GPS POINT		⊙	STORM DRAIN MANHOLE
GUARD RAIL		☒	TELEPHONE BOX
GUY ANCHOR		⊙	TELEPHONE MANHOLE
HETR	HEATER	☒	TELEPHONE PEDISTAL
INLET		☒	TEMPORARY BENCHMARK
IRRIGATION BOX		④	TITLE REPORT EXCEPTION
IRRIGATION VALVE		TC	TOP OF CURB
LIGHT BUILDING		☒	TRAFFIC SIGNAL BOX
LIGHT GROUND		⊙	TRAFFIC SIGNAL POLE
LIGHT STREET		⊙	TREE
( )	MEASURED DISTANCE	⚡	UTILITY POLE
⊙	MONITORING WELL	⚡	WATER METER

## LEGEND

SCALE: 1"=10'  
10 5 0 10

